



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

File No. PDA-108-15-RDR

To: City of St. Louis Planning Commission

From: Donald Roe, Director

Subject: Chapter 99 Blighting Study and Redevelopment Plan
(Tower Grove East/Fox Park Scattered Sites – *LCRA* 9885)

Date: August 28, 2015

Summary

Submittal: Resolution proposes Chapter 99 Blighting Study and Redevelopment Plan for Planning Commission review and recommendation.

Area: The scattered site project area consists of 1.57 acres in the Tower Grove East/Fox Park Neighborhoods. The area contains both single- and multi-family residential buildings. **See the Locator Map on the following page.**

Existing Uses: Unoccupied residential buildings totaling twelve (12) parcels with many buildings at visible locations, including five (5) corner properties.

Proposal: The proposal is to renovate the existing buildings and convert them into 47 1- to 3-bedroom rental units.

Prospective Developer: The prospective redeveloper is East Fox Homes.

Eminent Domain: The plan does not provide the use of eminent domain.

Support Letter(s): Alderwoman Christine Ingrassia (6th Ward) and Alderman Jack Coatar (7th Ward)

Recommended Action

That the Planning Commission finds said Blighting Study and Redevelopment Plan for the above-referenced Area to be recommended declared as blighted and the proposed redevelopment plan is in conformity with the Strategic Land Use Plan's Neighborhood Preservation Area and therefore **recommends approval** to the Board of Aldermen of the City of St. Louis.

This is a detailed street map of the Fox Park neighborhood in Chicago. The map shows a dense grid of streets and building footprints. Major streets include Longfellow Blvd at the top, Hawthorne Blvd, and Milton Blvd. Other streets shown are Virginia Ave, S Compton Ave, Nebraska Ave, Oregon Ave, California Ave, Ohio Ave, Texas Ave, Gravois Ave, Indiana Ave, Missouri Ave, and McNaughton Ave. Building footprints are represented by shaded rectangles, many with address numbers. A scale bar at the bottom left indicates distances up to 740 feet. A north arrow is located at the bottom right.

1.0 Background

- The Tower Grove East/Fox Park Scattered Sites Area (2801-03, 2833-35, 2922-24, 2850 & 3110 Magnolia Ave.; 3114-16, 3152-54 Arsenal St.; 3114-16 Sidney St; 2128-30 Oregon Ave.; 2644-46 Accomac St.; 3000-02 Pennsylvania Ave.; and 2625-27 Texas Ave.) consists of 1.57 acres in City Blocks 2076, 2077, 1426, 1427, 1453 1468, 1469, 1430, 1355, 1382, 2062 and 2072, which contain 12 multi-family residential units. The areas are located in the Tower Grove East and Fox Park Neighborhoods in the 6th and 7th Wards.
- The prospective developer, East Fox Homes, purchased the properties for \$389,000 and plans to renovate the buildings for the approximate cost of \$7.7 million. In total, these 12 multi-family properties will be converted into 47 rental units (5 one-bedroom, 35 2-bedroom, and 7 3-bedroom units) with 42 off-street parking spaces. Rental prices for the units will range from \$500 to \$800. There is also a 500 sq. ft. commercial space which will serve as the leasing office for the project located in the 2801 Magnolia Ave. property. The properties will be rehabbed using Low Income Housing Tax Credits, block grant funds, homes funds and affordable housing funds. (See **Exhibits A & B**)
- The project areas are located in Market Type-E and Type-F categories of the Market Value Analysis (MVA). Market Type-E has average levels of owner occupancy, while Market Type-F has the lowest of owner occupancy.
- All of the buildings in this redevelopment area are unoccupied. As such, they have been subject to illegal dumping, rat infestation, and use by transients. Several of the buildings show significant deterioration with rotten wood, broken and cracked steps, missing mortar and windows, and flaking paint which can contribute to the lowering of property values of the surrounding properties. (See attached **Exhibit C** for the Blighting Report). A more recent inspection of the buildings shows that the majority have either broken or boarded windows. The building at 3114-16 Arsenal St. suffered a recent fire and subsequent water damage and is missing much of its front façade. The building located at 2801-03 Magnolia Ave. is in such disrepair that it has created a need for the sidewalk alongside it to be closed.
- The Sustainability Impact Statement (SIS) reports this project meets twenty (20) objectives of the City's Sustainability Plan including objectives dealing with urban character, empowerment, health, and prosperity. (See **Exhibit D**)
- Alderwoman Ingrassia (Ward 6) and Alderman Coatar (Ward 7) provided letters of support for the redevelopment project (See **Exhibit E**).
- Photographs are included of the Redevelopment Area (See **Exhibit F**).

2.0 Comments

PDA Staff has reviewed the scattered sites making up the Blighting Study and Redevelopment Plan for the Area with the City's Strategic Land Use Plan, and has found that 11 of the 12 properties fall within the Neighborhood Preservation Area (NPA) category, which encourages the preservation of existing residential buildings and infill residential development. While 1 of the 12 properties falls into the Neighborhood Commercial Area (NCA) category, it is adjacent to areas categorized as Neighborhood Preservation Areas and should thus be treated as such. **See the Strategic Land Use Map on the following page.**

Strategic Land Use Map



Strategic Land Use Categories

	Neighborhood Preservation Area		Business/Industrial Preservation Area
	Neighborhood Development Area		Business/Industrial Development Area
	Neighborhood Commercial Area		Institutional Preservation and Development Area
	Regional Commercial Area		Specialty Mixed Use Area
	Recreational and Open Space Preservation		Opportunity Area

NPA- Areas where the existing housing and corner commercial building stock will be preserved and augmented with new infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City, including but not limited to historic districts, where the character of the neighborhood is currently well preserved with relatively few vacant lots and abandoned buildings. The Plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and reflect the traditional role such activity has played in the history of the City

NPA emphasizes the rehabilitation of existing residential buildings in areas such as the Tower Grove East/Fox Park Area, which helps keep the neighborhood stable. PDA Staff finds the plan in conformity with Strategic Land Use Plan's NPA and therefore **recommends approval**.

2.1 Public Input

The Housing, Urban Design and Zoning (HUDZ) Committee of the Board of Aldermen will conduct a public hearing as part of the ordinance process.

2.2 Previous Commission Action

None.

2.3 Requested Action

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 6 and 8 requires that Chapter 99 Blighting Studies and Redevelopment Plans be submitted to the Planning Commission for recommendation as to conformity with City's Comprehensive Plan and any applicable Neighborhood Plan.

Requested Recommendation

That the Planning Commission finds said Amended Blighting Study and Redevelopment Plan Tower Grove East/Fox Park Scattered Sites Area to be recommended declared as blighted and the proposed redevelopment plan to be in conformity with the City's Strategic Land Use Neighborhood Preservation Area, which encourages the preservation of existing residential buildings, and therefore **recommends approval** to the Board of Aldermen of the City of St. Louis.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Chapter 99 Amended Blighting Study and Redevelopment Plan for Tower Grove East/Fox Park Scattered Sites Area is hereby found to be recommended declared as blighted and the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan.
2. The Director of the Planning and Urban Design Agency is hereby directed to notify the Board of Aldermen of the City of St. Louis of this recommendation.





LCRA FACT SHEET

Other Comments: The area consists of 12 unoccupied single-family and multi-family residential buildings in the Tower Grove East/ Fox Park Neighborhoods including 2801-03, 2833-35, 2922-24, 2850 & 3110 Magnolia Ave., 3114-16 Arsenal St., 3152-54 Arsenal St., 3114-16 Sidney St., 2128-30 Oregon Ave., 2644-46 Accomac St., 3000-02 Pennsylvania Ave., and 2625-27 Texas Ave.. The prospective developer has purchased the properties for \$389,000 and plans to renovate the buildings for the approximate cost of \$7.7 million. This properties will be converted in 47 rental units. Low income tax credits, block grant funds, homes funds and affordable housing funds will be utilized in this project. Alderman Ingrassia wishes to support this project with 15-year tax abatement, and the staff concurs,

EXHIBIT B



Exhibit B
Project Area Plan
 Tower Grove East/ Fox Park Scattered Sites
 Existing Uses and Conditions

-  Unoccupied Residential, Fair Conditions
-  Project Area Boundary
-  Buildings
-  City Block Number

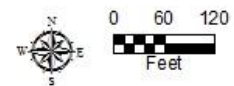








Exhibit B

Project Area Plan

Tower Grove East/ Fox Park Scattered Sites

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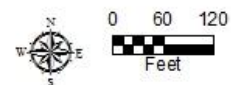








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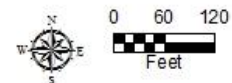










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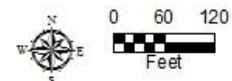


EXHIBIT C

Blighting Report for Tower Grove East/ Fox Park Scattered Sites Redevelopment Area

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including defective and inadequate streets, insanitary or unsafe conditions, deteriorating or inadequate site improvements, improper subdivision or obsolete platting and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Section 99.320(3) of the Missouri Revised Statute (2000) as amended.

Subject Property is: _____ vacant land X occupied and unoccupied residential

Subject Property is: X secured

The subject property _____ has X has not a predominance of defective or inadequate streets
If answer is yes, explain: _____

The subject property X has _____ has not insanitary or unsafe conditions
If answer is yes, explain: All of the buildings in the area are unoccupied. Unoccupied buildings are subject to illegal dumping, rat infestation, use by transients, and fire.

The subject property X has _____ has not deterioration of site conditions
If answer is yes, explain: The unoccupied buildings are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows,, damaged and /or missing roof, collapsed walls, flaking paint, and missing systems.

The subject property _____ has X has not improper subdivision or absolute platting
If answer is yes, explain: _____

The subject property X has _____ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The unoccupied buildings in the area are subject to illegal dumping and use by transients, which combined make them a significant risk for fire..

The subject property _____ does X does not retard the provision of housing accommodations
If answer is yes, explain: _____

The subject property X does _____ does not constitute an economic liability
If answer is yes, explain: The unoccupied and severely deteriorated buildings drag down the values of the surrounding properties.

The subject property _____ does X does not constitute a social liability

If answer is yes, explain: _____

The subject property X is _____ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: _____
The unoccupied buildings are subject to illegal dumping, rat infestation, and fire.

The subject property X is _____ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: _____
The buildings in the area are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows,, damaged and /or missing roof, collapsed walls, flaking paint, and missing systems.

The subject property _____ is X is not detrimental because of lack of air sanitation or open space. If answer is yes, explain: _____

The subject property _____ is X is not detrimental because of high density of population. If answer is yes, explain: _____

The subject property _____ is X is not detrimental because of overcrowding of buildings, overcrowding of land. If answer is yes, explain: _____

The subject property X has _____ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, and juvenile delinquency. If answer is yes, explain: _____
The unoccupied buildings are subject to illegal dumping, rat infestation, use by transients, and as unsafe 'play areas' by neighborhood children.

EXHIBIT D

Sustainability Impact Statement

Tower Grove East/Fox Park Scattered Sites Redevelopment Area

SUSTAINABILITY IMPACT STATEMENT			
<p>The following chart is an overview of the Objectives in the City's Sustainability Plan. Please mark (X) in those activities in your proposed development that advance the City's Sustainability Plan. At project completion, you will update this chart.</p>			
		Applicable	Not Applicable
I. URBAN CHARACTER, VITALITY AND ECOLOGY			
A1	Reinforce the City's Central Corridor as the dynamic "heart" of the region		
A3	Develop designated areas via incentives for "green" and technical industries		
A4	Increase riverfront development and provide safe public access and associated recreational activity		
A5	Provide development incentives to encourage transit-oriented development		
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets		
SAA2	Make LRA land available at no cost for smart, productive, create re-use of the land.	x	
B2	Update local street design standards and implement the Complete Streets Ordinance		
B3	Create Citywide, and multiple neighborhood-scale mobility plans		
B4	Discourage development that reduces transit, bike and pedestrian activities		
C1	Design public spaces and neighborhood streets as gathering spaces for people	x	
C5	Maintain public spaces and neighborhood streets		
D7*	Expand the City's urban tree canopy	x	
SAA4	Increase the Number of Trees Planted by 16,000 or 15%		
E1	Celebrate and increase activity along the Mississippi River		
E2	Remove/change infrastructure to improve riverfront access		
F1	Preserve and reuse buildings as a means of achieving sustainability	x	
F2	Continue to integrate preservation into the planning and building approval process	x	
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition	x	
F5	Promote the redevelopment of historic homes and commercial properties	x	
G1	Develop affordable homes in concert with long-range transit and development planning	x	
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		
G4	Integrate low income housing into market-rate and mixed-use development	x	
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing		
G8	Offer housing that is energy efficient and environmentally sustainable	x	
H4	Continue to remove site contamination and promote brownfields redevelopment	x	

Sustainability Impact Statement

I4	Ensure urban agriculture is a profitable, viable enterprise		
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	x	
J5	Increase the effectiveness of major commercial corridors		
J8	Incorporate sustainability in economic development programs		
II. ARTS, CULTURE AND INNOVATION			
A4	Encourage the development of affordable artist housing, studios and ventures		
A5	Diversify the City's range of arts, creative and innovative industries		
SAA6	Build Phase II of CORTEX bioscience and technology research district		
C2	Facilitate development of arts, culture and innovative TOD		
C5	Target developing arts and cultural districts for streetscape and public space improvements		
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity		
F1	Revitalize existing and develop new arts and cultural facilities		
III. EMPOWERMENT, DIVERSITY AND EQUITY			
E4	Expand the capacity to create additional affordable housing units	x	
E5	Create pathways for qualified low-income families to become homeowners		
SAA10	Implement Board Bill 297 pertaining to workforce inclusion	x	
F1	Address blighting and environmental health hazards	x	
F6	Ensure the application of universal design and accessibility codes		
IV. HEALTH, WELL-BEING AND SAFETY			
A5	Plan and design buildings, spaces and environments for safety	x	
B5	Reduce exposure of lead-paint poisoning	x	
C1	Eliminate food deserts and improve access to fresh produce		
C3	Support urban agriculture opportunities in the City		
SAA14	End chronic Homelessness		
D4	Design buildings to encourage physical activity		
V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION			
A1	Advance the City as a transportation hub		
A2	Encourage transit oriented development		
SAA18	Increase bike racks by 150%		
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		

Sustainability Impact Statement

G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings		
G3	Ensure building and site development integrated with natural site ecology		
G4	Advance the use of high-efficiency building related water systems and technologies		
G5	Encourage re-use of materials and divert waste from land-fills		
G6	Provide healthy interior environments in commercial buildings		
VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT			
SAA26	Require a sustainability impact statement for all new City development	x	
B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly		
B2	Encourage small scale redevelopment with economic incentives		
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		
C3	Focus on small and local businesses as a key part of the City economy		
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	x	
D5	Market and encourage living in the City to recent college graduates		
E3	Promote flexible development approaches by developers, land owners and business firms		
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support		
SAA27	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		
G3	Foster innovation		
SAA28	Remediate and prepare at least 40 vacant properties for redevelopment	x	
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		

EXHIBIT E



BOARD OF ALDERMEN CITY OF SAINT LOUIS MISSOURI

Christine Ingrassia
Alderman, 6th Ward

COMMITTEES
Public Safety
Vice Chair, Engrossment Rules, Resolutions & Credentials
Neighborhood Development
Public Utilities
Parks & Environmental Matters

July 23, 2015

Zachary J. Wilson, St. Louis Development Corporation
Commercial Development Specialist II
1520 Market - Suite 2000
St. Louis, MO 63103

Re: East Fox Homes - 2850 Magnolia, 3114-3116 Sidney, 2801 Magnolia, 2625-2627 Texas, 3152-3154 Arsenal, 2833-35 Magnolia, 3114-3116 Arsenal, 3110 Magnolia, 3000 Pennsylvania and 2922 Magnolia

Dear Mr. Wilson:

Please accept this letter as evidence of my support of fifteen years tax abatement for the above-referenced locations.

The following contact is for your records:

Erik Lintvedt, Assistant Project Manager

1627 Washington Avenue, St. Louis, MO 63103

(O)- 314-333-7003 - (C)- 618-980-9425 - erik@rise3tl.org - www.rise3tl.org

Thank you for your assistance in this matter. If you have any questions, please feel free to call me

(314) 622-3287.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christine Ingrassia".

Christine Ingrassia

Alderman, 6th Ward

CI/sig

cc: Erik Lintvedt

8/20/2015


City of Saint Louis Mail - Tax Abatement Question For East Fox Homes

Hello Jack – Could we possibly bother you for an edited 15-year letter? My apologies for the oversight.

Erik

From: Wilson, Zachary [mailto:wilsonz@stlouis-mo.gov]
Sent: Wednesday, July 22, 2015 11:36 AM
To: Erik Lintvedt
Cc: Christopher Shearman; Dale Ruthsatz
Subject: Re: Tax Abatement Question For East Fox Homes

[Quoted text hidden]

 **2128-30Oregon-2644-46Accomac.pdf**
193K

Jack Coatar <coatarj@stlouis-mo.gov> Tue, Jul 28, 2015 at 9:51 AM
To: Erik Lintvedt <erik@risestl.org>
Cc: "Wilson, Zachary" <wilsonz@stlouis-mo.gov>, Christopher Shearman <shearman.christopher@gmail.com>

Sorry for the delayed response. I was out of the office last week. I just spoke with Zach and informed him that I'm in support of a 15-year tax abatement for this project.

Zach - please use this email as documentation of my support for the 15 year tax abatement for the East Fox Homes located in the 7th Ward.

Thanks,

Jack
[Quoted text hidden]

—
Jack Coatar | 7th Ward Alderman
coatarj@stlouis-mo.gov | 314-622-3287
1200 Market St. Rm. 230 | St. Louis, MO 63103

EXHIBIT F

Photos of Tower Grove East/Fox Park Scattered Sites Area (Chapter 99 Area)



1) 2801-03 Magnolia Ave.
(Multi-family Residential)
C.B. 2076



2) 2801-03 Magnolia Ave.
(rear view of Multi-family Residential)
C.B. 2076



3) 2922-24 Magnolia Ave.
(Multi-family Residential)
C.B. 1427



4) 2922-24 Magnolia Ave.
(alternate view of Multi-family Residential)
C.B. 1427

EXHIBIT F

Photos of Tower Grove East/Fox Park Scattered Sites Area (Chapter 99 Area)



5) 2833-35 Magnolia Ave.
(Multi-family Residential)
C.B. 2077



6) 2850 Magnolia Ave.
(Multi-family Residential)
C.B. 1426



7) 3110 Magnolia Ave.
(Multi-family Residential)
C.B. 1453



8) 3114-16 Arsenal St.
(Multi-family Residential)
C.B. 1469

EXHIBIT F

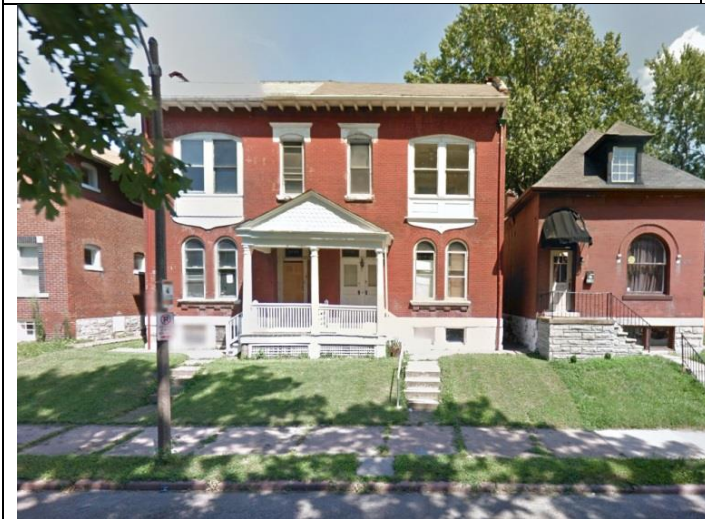
**Photos of Tower Grove East/Fox Park Scattered Sites Area
(Chapter 99 Area)**



**9) 3152-54 Arsenal St.
(Multi-family Residential)
C.B. 1468**



**10) 3114-16 Sidney St.
(Multi-family Residential)
C.B. 1430**



**11) 2128-30 Oregon Ave.
(Multi-family Residential)
C.B. 1355**



**12) 2644-46 Accomac St.
(Multi-family Residential)
C.B. 1382**

EXHIBIT F

**Photos of Tower Grove East/Fox Park Scattered Sites Area
(Chapter 99 Area)**



**13) 3000-02 Pennsylvania Ave.
(Multi-family Residential)
C.B. 2062**



**14) 2625-27 Texas Ave.
(Multi-family Residential)
C.B. 2072**